

**SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(PUBLIC HEARING RE: ZONING ORDINANCE AMENDMENT)**

May 04, 2021

6:30 p.m.

Mayor Craig called the meeting to order.

Mayor Craig stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

The Clerk called the roll.

Present: Aldermen Cavanaugh, Stewart, Long, Roy, Sapienza, O'Neil,
Terrio, Barry, Gamache, Hirschmann

Absent: Aldermen Shaw and Levasseur

Mayor Craig advised that the purpose of the public hearing is to hear those wishing to speak in favor of or in opposition to the proposed Zoning Ordinance amendment. The Clerk will present the proposed Zoning Ordinance amendment for discussion, at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition.

The Clerk presented the proposed Zoning Ordinance amendment:

"Amending the Zoning Ordinance of the City of Manchester by extending the Residential Multifamily District (R-SM) into an area currently zoned Residential Suburban – Low Density District (R-S), to include one parcel of land abutting Front Street, Old Hackett Hill Road and the F.E. Everett Turnpike and known as Tax Map 766, Lot 12. The parcel is currently zoned R-S and the petition would amend the zoning map from R-S to R-SM."

Mayor Craig requested that Pam Goucher, Deputy Director of Planning and Community Development, make a presentation.

Pam Goucher, Deputy Director of Planning & Community Development, stated I want to give you a very brief overview of the petition from Will Socha. I trust you all have the technical report from our department as well as the original petition from the applicant. The request is for a parcel of land at 1824 Front Street, which is also known as Tax Map 766, Lot 12. Currently there is a single-family house on this parcel and it is zoned R-S, Residential Suburban. The request before the Board is to look at rezoning the parcel to R-SM or Residential Suburban Multi-Family. There is about eight acres of land and it is located on the west side of Front Street at the intersection of Old Hackett Hill Road. The four parcels immediately to the north of the subject parcel and up to Hackett Hill Road are all currently zoned R-SM and they all contain some form of multi-family garden style condominiums and apartments. The parcel immediately to the south of the subject parcel has a single-family house. I-93 is immediately to the west of the parcel and across Front Street to the east is the Intervale Country Club. Currently there are only four remaining single-family house along this one mile stretch of Front Street. There are also a few duplexes and the remaining parcels are all multi-family units on this stretch of Front Street. If the petitioner is successful with the rezoning request, there has been an indication that he would develop it with attached townhouse units similar to many of the other projects that this applicant has developed throughout Manchester. The applicant has estimated that he can probably be approximately 70 units per the R-SM guidelines. In 2012, the same applicant requested and received a rezoning for a smaller parcel of land that was Tax Map 766, Lot 9 which is actually four lots to the south of this particular lot. That parcel was only two acres in size and the applicant was able to construct 20 units on that parcel. As far as conformance with the Master Plan, the current Master Plan which was adopted by the Planning Board and endorsed by the BMA in 2009 promotes the rezoning of the entire west side of Front Street to R-SM.

The current draft of the 2020 Master Plan which this Board will see very soon, also supports a higher density of housing for the area. There are both sewer and water services on Front Street that would service the development. The lot has direct access onto Route 3A so there would be no neighboring streets impacted by this proposal should it be rezoned. Based on many of the other similar projects that this applicant has developed, there is generally a nominal increase in school children on the site and there probably would be a fairly nominal increase in emergency services. Any of those increases would be offset by school and fire impact fees and if they were to potentially develop it with 70 units, that would be about \$100,000 in impact fees to the City. If the petitioner is successful with the rezoning and then submits an application to the Planning Board, a full traffic study would be required to make sure that the impact on Front Street is something that the street could handle and they may be asked to make some nominal improvements to the street. In your packet you also have a letter from the Planning Board supporting this request. Consistent with the process, the Planning Board may provide a letter to this Board either in support of the request or in opposition to it. In this case, they do believe that the request is consistent with the Master Plan and they do support it. The last thing I want to point out for the BMA is if you have the two maps that were included with the technical report you will see that they are labeled Option 1 and Option 2. Option 1 is the applicant's request, which is just the rezoning of the proposed property that Mr. Socha would acquire. Option 2 is a suggestion by staff that the rezoning would include a portion of the property at 60 Old Hackett Hill Road. The reason is the parcel to the north does have condominiums on it and it is clear to the staff that the zone line would have gone right along the property line between parcel 766, Lot 12 and the adjacent property to the north. We had a lot of variations if you will when the mapping was done 20 years ago. There was no the accuracy of the parcels in the GIS layer that there is today but we do know that the intent was for that line to follow the property line. I believe that the attorney representing the condominiums at 60 Old Hackett Hill Road is actually on the line tonight. I did

speak to him earlier today and I know that he would be supportive of including that portion of their property that is currently in the R-S zone if the Board were to consider the rezoning tonight. I would be happy to answer any questions.

Alderman Terrio asked did I hear you correctly when you said that the neighbors support this.

Ms. Goucher responded I said that the attorney representing the condominium immediately to the north is supporting it. As I said, he is on the line. This department has not received any other letters in support or in opposition. I don't know if the City Clerk's Office received any. All I am aware of is that the piece to the north, which our option is suggesting would be the more appropriate route to take, is supported by those property owners.

Alderman O'Neil asked can you walk me through it because I am having a hard time seeing the difference between the two maps.

Ms. Goucher asked do you have the two maps that were with our technical report as opposed to the map in the petitioner's application.

Alderman O'Neil answered yes I have Option 1 and Option 2.

Ms. Goucher stated if you look at Option 1, the cross-hatching is just on 766, Lot 12 and you can see that surrounding that lot is what I will call the yellow or gold area of R-S zoning. If you look at Option 2, the proposal would be to bring the R-SM or the light orange color all the way down to this property and to the center line of the I-293 highway to the west.

Alderman O'Neil stated it is not a large parcel of land then.

Ms. Goucher responded no it is a sliver and it is the back area of the condominium to the north. There is also a wetland that runs through it so I don't know whether there would be much development potential for the condominium. It makes sense because we don't like to have split zones on parcels if we can void it.

Mayor Craig called for those wishing to speak in favor of the proposed Zoning Ordinance amendment.

Tom Ellsworth, Attorney, stated thank you for the opportunity to be heard tonight. I represent the Westbrook Condominium Association as Ms. Goucher just mentioned. In fact, yes my clients have no issue with the requested zoning change at all. They, of course, reserve their right to further comment once the proposed development is in permitting proceedings but as far as what is on the table tonight, the zoning change, my clients support and no opposition at all to it. Also, as has been pointed out and mentioned by Ms. Goucher and the applicant in his submission, under that Option 2 plan we think it would be an excellent time to remedy the anomaly with the split zone on my clients' property. It just seems like this would be a good time to take care of that because it is an obvious oversight. I can tell you that my clients have no intention of developing that area at this time. They have two buildings to the right side of Old Hackett Hill Road and this one building to the left. There are wetlands behind it and they don't have any intention of doing anything with it at this time. It makes no sense to have a split zone, especially in a circumstance where it obviously was just created as an oversight. We would ask that that be remedied along with the zoning change requested by the applicant.

Mayor Craig called for those wishing to speak in opposition to the proposed Zoning Ordinance amendment.

There was nobody wishing to speak in opposition.

Mayor Craig stated all those wishing to speak having been heard, the testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.

City Clerk Normand stated if it is the Board's wish to address the zoning situation, we can present the ordinance that would affect that change at the Bills on Second Reading meeting. I would look for a motion to direct the Clerk to do that.

***Alderman Long** moved to approve Option 2. **Alderman Barry** duly seconded the motion. Mayor Craig called for a vote. The motion carried on a unanimous roll call vote.*

*This being a special meeting of the Board, no further business can be presented and **Alderman Long** moved to adjourn. **Alderman Cavanaugh** duly seconded the motion. Mayor Craig called for a vote. The motion carried on a unanimous roll call vote.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand", with a stylized, flowing script.

City Clerk

PROPOSED AMENDMENT TO THE ZONING MAP

AT

**TAX MAP 766 LOT 12
1824 FRONT STREET
MANCHESTER, NEW HAMPSHIRE**

January 26, 2021

Submitted to:

The Honorable Board of Mayor and Alderman
City of Manchester, New Hampshire

On behalf of:

William Socha
145 Cilley Road, Suite 101
Manchester, NH 03103

Prepared By:



Civil Engineering / Land Planning / Construction Services

119 Storrs Street, Suite 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

Project No. 20093

January 26, 2021

City of Manchester
Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

Subject: Proposed Amendment to the Zoning Map
Tax Map 766 Lot 12 – (1824 Front Street)
Manchester, New Hampshire
NPE Proj. No. 20093

Dear Honorable Board of Mayor and Alderman:

On behalf of William Socha (“Applicant”), we are submitting this request for a zoning amendment to the Official Zoning Map of the City of Manchester. We are requesting the City rezone the parcel described in Exhibit A (“Subject Parcel”), which is currently zoned R-S (Residential Suburban), to R-SM (Residential Suburban Multi-Family). The Applicant’s intent is to propose a town house-style development on the Subject Parcel upon successful amendment to the Official Zoning Map.

The Subject Parcel lies on the west side of Front Street (NH Route 3A), at the southwest corner of its intersection with Old Hackett Hill Road. It is a 7-acre parcel containing a single-family residence. The parcel is currently owned by Theresa A Piotrowski, Trustee of the Piotrowski Family Trust, having an address of 1824 Front Street, Manchester, NH 03102

The Subject Parcel lies within the R-S zoning district but is situated directly adjacent to the R-SM zoning district that extends northerly along Front Street. The applicant is requesting that the Zoning Map be amended to expand the existing R-SM zoning district to include the Subject Parcel. This will allow for the potential development of single-family, attached dwelling units or multi-family dwelling units, all of which are allowed in the R-SM district. As stated above, the applicant would intend to propose a townhouse-style development on the Subject Parcels which could yield up to approximately 70 rental units. This new development would create additional rental units in an accessible area that is currently comprised of many different types of multi-family developments and it would help to meet a current market demand. It would also help to increase the development potential of the R-SM district which is nearly built-out citywide.

In accordance with Section 16.02.A of the Zoning Ordinance, we are transmitting the enclosed material to describe the specific location, nature and purpose of the proposed amendment. We trust that you will find this material to be suitable for the intended purpose and that you will recognize the appropriateness of this proposed amendment. We thank you for your consideration of this request.

Board of Mayor and Alderman

1/26/2021

Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read 'J. W. Lewis', with a stylized flourish at the end.

Jeffrey W. Lewis, PE
Principal Engineer
Northpoint Engineering, LLC

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Attachments:

- Area Map Exhibit -Exhibit A
- City GIS Land Map Exhibit -Exhibit B
- City GIS Zoning Map Exhibit -Exhibit C
- Existing Zoning Map Exhibit -Exhibit D
- Proposed Zoning Map Exhibit -Exhibit E
- Conceptual Development Plan -Exhibit F

I. Description of Area

Amending the Zoning Ordinance of the City of Manchester by extending the existing Residential Suburban Multifamily District (R-SM) into an area currently zoned Residential-Suburban – Low Density District (R-S), to include at a minimum, one parcel of land abutting the west side of Front Street known as Tax Map 766 Lot 12 and being bounded as follows:

To the north by City of Manchester Tax Map 767B Lots 1 thru 24 and Lot 1ZZ;

To the northeast by Old Hackett Hill Road;

To the east by Front Street, also known as NH Route 3A;

To the south by City of Manchester Tax Map 766 Lot 11B, owned by Lorraine Haley;

To the west by the F.E. Everett Turnpike, also known as Interstate 293;

Subject parcel contains approximately 8.2 acres of land more or less;

Subject parcel more specifically illustrated on Exhibit A attached hereto.

II. Purpose and Intent:

The purpose of the proposed amendment is to change the present zoning classification of the subject land from Residential Suburban (R-S) to Residential Suburban Multi-Family (R-SM). The proposed amendment is intended to allow for the development of an attached, townhouse-style residential community on the subject land. Under the current R-S zoning, only single-family detached dwellings are allowed. By extending the R-SM district as proposed the subject land would be able to accommodate approximately 70 attached, townhouse-style units.

The local neighborhood within the area of the subject parcel is predominantly residential and is nearly fully developed. It is bounded to the west by the F.E. Everett Turnpike and to the east by the Merrimack River, and extends north and south along the NH Route 3 (Front Street) corridor. With the exception of Intervale Country Club golf course which is located on the east side of Front Street directly across from the subject property, the neighborhood is comprised exclusively of residential properties.

The subject parcel of land presently contains an existing single-family house and has a single driveway curb-cut on Front Street.

In looking at the Front Street neighborhood, for approximately a one-mile length centered on the subject parcel, the neighborhood is predominantly multi-family. The existing R-S zoning district extends to the south for only about 600-feet before it turns back into the R-SM district. This short section of Front Street contains the only existing single-family residences within the

neighborhood. Not including the subject parcel, there are exactly FOUR single-family properties within this one-mile stretch of Front Street. The remaining residential properties within the corridor are all multi-family. The City of Manchester Master Plan identifies this entire residential corridor of Front Street as part of a “Residential - High Density” zone on its Future Land Use Map.

Section 4.01.A.5 of the Zoning Ordinance states that the purpose of the R-SM district is to “*create opportunities for new townhouse and multi-family development on tracts of adequate size to constitute a neighborhood unit which is reasonably related to the capacity of streets and the scale of other developments in the adjoining areas.*” The existing R-SM districts along Front Street contain many established multi-family developments and justify the expansion of the R-SM district. The subject parcel is large enough to sustain a developments of similar scale to the existing multi-family developments in the neighborhood. Access to the subject land is provided via Front Street which is an arterial street and has adequate capacity to serve the future development on the parcel. In this way, the expansion of the local R-SM district to include the subject land would meet the intent of the Ordinance.

Municipal water and sewer are already available in Front Street as are most of the other private utilities.

The proposed zoning amendment is based on these general conditions of the existing neighborhood, on the intent of the City’s Master Plan, and on the intent of the subject zoning districts. The following sections will provide a more detailed break-down of the existing uses in the neighborhood and will describe the impact that the proposed amendment will have on the neighborhood as well as the impact to the City's economy, environment and municipal facilities.

III. Impact to the Affected Districts and to the Neighborhood

The following is an “evaluation of the impact of the proposed amendment within the affected district(s) and on existing adjacent neighborhoods.” as required by the Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 – Proposed Amendments to the Zoning Map.

The subject land is presently located within a small, isolated Residential Suburban (RS) zone in the north end of Manchester. This local R-S district is situated along the Front Street corridor between two, larger R-SM districts. This small R-S district is comprised of only five parcels of land, not including the split-zoned subject parcel. One of these five parcels is the Intervale Country Club (Map 769 Lot 8) located on the east side of Front Street. The remaining five parcels are all existing, single-family residences located on the west side of Front Street to the south of the subject parcel (Map 766 Lots 10, 11, 11A, & 11B). These four properties account for the only single-family homes on Front Street within the local R-S district. Additionally, they are the only single-family homes located on Front Street within a one-mile stretch of Front Street, as centered on the subject parcel. All of the remaining parcels within this corridor are multi-family developments, with the only exception being the country club.

Section 4.01.A.1 of the Zoning Ordinance states that the purpose of the R-S district is "*to maintain a low density rural and suburban environment at the periphery of the City, with appropriate lot size to support single-family residential uses in areas generally located outside public sewer service areas. Non-residential uses are limited to those uses that are found to be compatible with low density residential living.*"

The subject R-S district does not appear to meet the intent of this definition. While it is located in close proximity to the Hooksett town line, on the periphery of the City's north end, it is not located within an area that has been maintained as "low density" and "rural." It is however, located within an area that has been predominantly maintained as multi-family. In addition, this stretch of Front Street is serviced by municipal sewer. It would appear that this local R-S zoning district was established to encompass the few existing single-family properties along this stretch of Front Street that were originally developed in the 1950's, or earlier.

In contrast to the current Zoning Map, the City's Master Plan identifies this entire residential corridor of Front Street as "Residential – High Density," which primarily includes "*outlying areas of the City that include higher density multi-family, two-family and single-family homes.*" In contrast to the intent of the R-S district, the intent of the R-SM district is to "*create opportunities for new townhouse and multi-family development on tracts of adequate size to constitute a neighborhood unit which is reasonably related to the capacity of streets and the scale of other developments in adjoining areas.*" Under the current Zoning Ordinance, the R-S district only allows for single-family (detached) dwellings. However, the R-SM district allows for single-family (attached & detached), duplex and multi-family dwellings. In this respect, it would seem that at some point in time, this local R-S district will be replaced with an R-SM district, according to the intent of the Master Plan. Therefore, it would seem to be consistent with the Master Plan that the current R-SM district be extended to include the entirety of the subject parcel, as is being proposed by this amendment.

With respect to the location of the subject parcel within the local neighborhood, the parcel is located directly adjacent to an existing multi-family development to the north. The parcel is abutted by the Turnpike to the west and by the golf course to the east, across Front Street. To the south, the parcel is abutted by an existing single-family home (Map 766 Lot 11B) located in the R-S district. Extending the R-SM district to include the full width of the subject parcel will provide for an appropriate use of the parcel itself, without materially affecting the remaining R-S district, or the existing land uses within the district.

With respect to the capacity of the existing street, Front Street will provide more than adequate access to the subject parcel for a development of the allowable density. For a multi-unit development on the subject parcel, a sole access from Front Street would be provided. This would eliminate the sub-standard driveway entrance that presently exists and would provide for a safer driveway that is compliant with current design standards.

Considering that the subject land has direct access to Front Street, there should be no traffic impacts to any of the local roads in the vicinity. For a multi-unit development on the subject parcel, a sole access from Front Street would be sufficient. This would eliminate the sub-standard driveway entrance that presently exists and would provide for a safer driveway that is

compliant with current design standards. With respect to the capacity of the existing roadway, Front Street will provide more than adequate access to the subject parcel for a development of the allowable residential density. Front Street (NH Route 3A) is a major arterial roadway which will be able to handle additional traffic generated by future developments within the proposed R-SM zone, without impacting the neighborhood.

Extending the R-SM district in order to allow for a multi-unit development on the subject parcel is a logical occurrence given the nature of the two districts in this vicinity and the appropriateness of such a development within the existing neighborhood. In addition, a multi-unit development on the subject parcel would not be intrusive to the existing neighborhood but would be, in fact, exceedingly compatible.

IV. Impact to the City

The following is a *“statement of the impact of the proposed amendment on the City’s economy, environment, municipal services and municipal facilities,”* as required by the Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 – Proposed Amendments to the Zoning Map.

City Economy:

The obvious impact to the City’s economy would be the benefit received from the increase in the property tax base. A residential multi-family development as envisioned would generate significant funds in annual tax revenues for the City. If zoned R-SM, the subject land could yield a 70-unit residential development which would increase the tax base and generate approximately \$260,000 per year, based on current tax rates for similar style developments.

Additionally, by allowing for the development of multi-family dwelling units, the proposed amendment would create the possibility of providing desired housing opportunities in the City, a needed component to sustain a vibrant economy. The development of rental units would meet a market demand and would assist the local commercial and industrial businesses in sustaining and adding to the available residential opportunities located nearby. This proposed zoning amendment will likely have a small but positive impact on the City's economy as a whole.

Municipal Facilities:

The impact of the proposed amendment on the City’s facilities (i.e. water, sewer, highways and public buildings) would be considered nominal. With existing water and sewer lines available in Front Street, there would be no major impact to these utilities nor would there be any city expenditures necessary to upgrade the existing facilities. No highway improvements would be required since the subject land is easily accessible from Front Street. There would only be standard impacts encountered during any site improvement project.

The proposed amendment would have a minimum impact on the existing City school system. Extending the R-SM District to encompass the subject land would allow for a multi-unit townhouses development of approximately 70-units. It is expected that the average number of students per unit in a multi-family development is much less than the average number per household in a single-family home. The recent multi-family developments constructed by the Applicant on South Mammoth Road and Hackett Hill Road are a testament to this fact. With hundreds of units currently occupied, the developments only have a few handfuls of students enrolled within the City school system.

Municipal Services:

Manchester Water Works requires impact fees that would help to offset any additional burden on the municipal water system. And, similar to the school impact fees, any future residential development would require Fire Department impact fees, of approximately \$36,000, which would help to offset the mild impact on the city's emergency services. Aside from emergency services, the majority of other services required to sustain a future development will most likely be private and be paid for by a condominium/homeowners association or a property manager. These services would likely include trash and yard waste removal, snowplowing and snow removal, general maintenance of private roadways and driveways, maintenance of landscaping and maintenance of utilities and facilities, such as water, sewer, and street lights. The costs for these services would be directly paid by the property owner(s) and would not burden the existing municipal services of the City.

Environment:

The subject land is not located within any designated, environmentally sensitive areas. The property is not known nor expected to be part of any wildlife corridor and there are no known endangered or threatened plant or animal species that would be affected by a proposed development. The subject land is located outside of the Shoreland Protection Zone and does not contain any prime wetland areas.

The proposed zoning amendment would allow for an increased variety of residential uses but would not allow for commercial or industrial uses. Similar to other residential areas, a proposed development on the subject land would not be expected to contribute excessively to noise, air, light or water pollution. The subject land would be developed in accordance with the City of Manchester Site Plan Regulations and all other applicable local, State and Federal regulations. This will ensure that all environmental considerations are taken into account, such as discharge of storm water runoff or site lighting.

The proposed zoning amendment should have no significant impact on the City's environment considering the size and nature of the subject land and the types of residential uses that it would support.

V. Owner's, Applicant's & Abutters' Addresses

Tax Map	Lot	Owner & Applicant Name & Address
766	12	Piotrowski Family 2013 Rv. Trust Theresa Piotrowski, Trustee 1824 Front Street Manchester, NH 03102

Applicant Name & Address

William Socha
145 Cilley Road, Suite 101
Manchester, NH 03103

Tax Map	Lot	Manchester Abutters - Name & Address
766	11B	Lorraine Haley 1810 Front Street Manchester, NH 03102
769	8	Intervale Land Co. c/o Atty Martin Glennon 9 Aladdin Street Manchester, NH 03104
767A	1ZZ	Oak Brook Condominium Association 1-16 Northbrook Drive Manchester, NH 03102
767B	Lots 25 to 72	CONDOMINIUM (NEED TO LOCATE OFFICERS)
767B	Lots 1 to 24 & Lot 1ZZ	CONDOMINIUM (NEED TO LOCATE OFFICERS)

Professionals to be notified:

Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301

Derrick Carleton
7 Northbrook Drive #704
Manchester, NH 03102

Lisa Paquin
16 Northbrook Drive #1612
Manchester, NH 03102

New Star Properties
183A Mammoth Rd
Londonderry NH 03053

767B	Lots 25 to 72, Lots 1 to 24, & Lot 1ZZ	Westbrook Condominium c/o EJG Property Management, LLC P. O. Box 639, Derry, NH 03038
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Professionals to be notified:

Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301

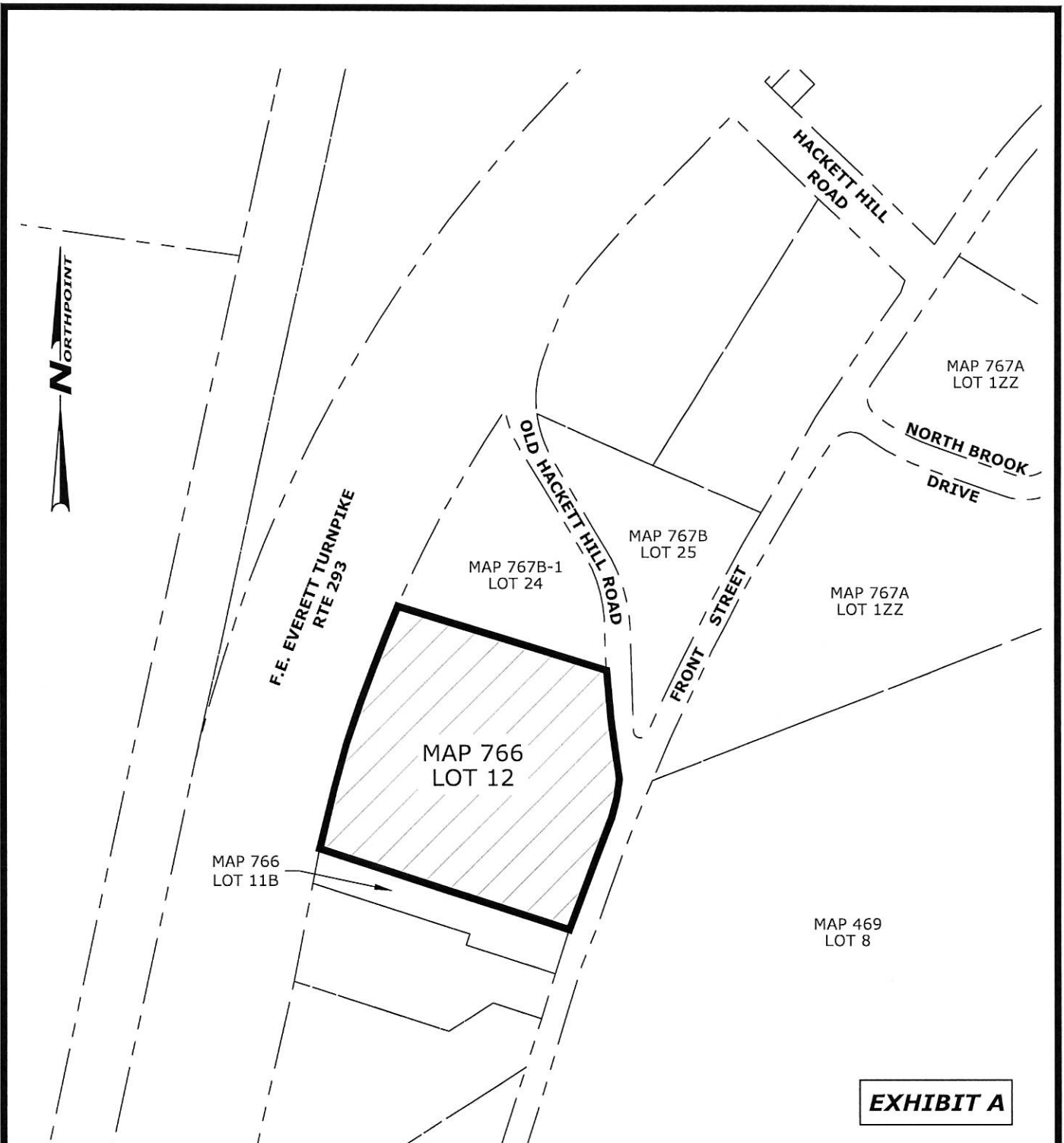


EXHIBIT A

AREA MAP EXHIBIT

PREPARED FOR:

TAX MAP 766 - LOT 12

1824 FRONT STREET
MANCHESTER, NH



119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=300'

DATE: JAN. 2021

PROJ: 20093

SHEET: 1 OF 1

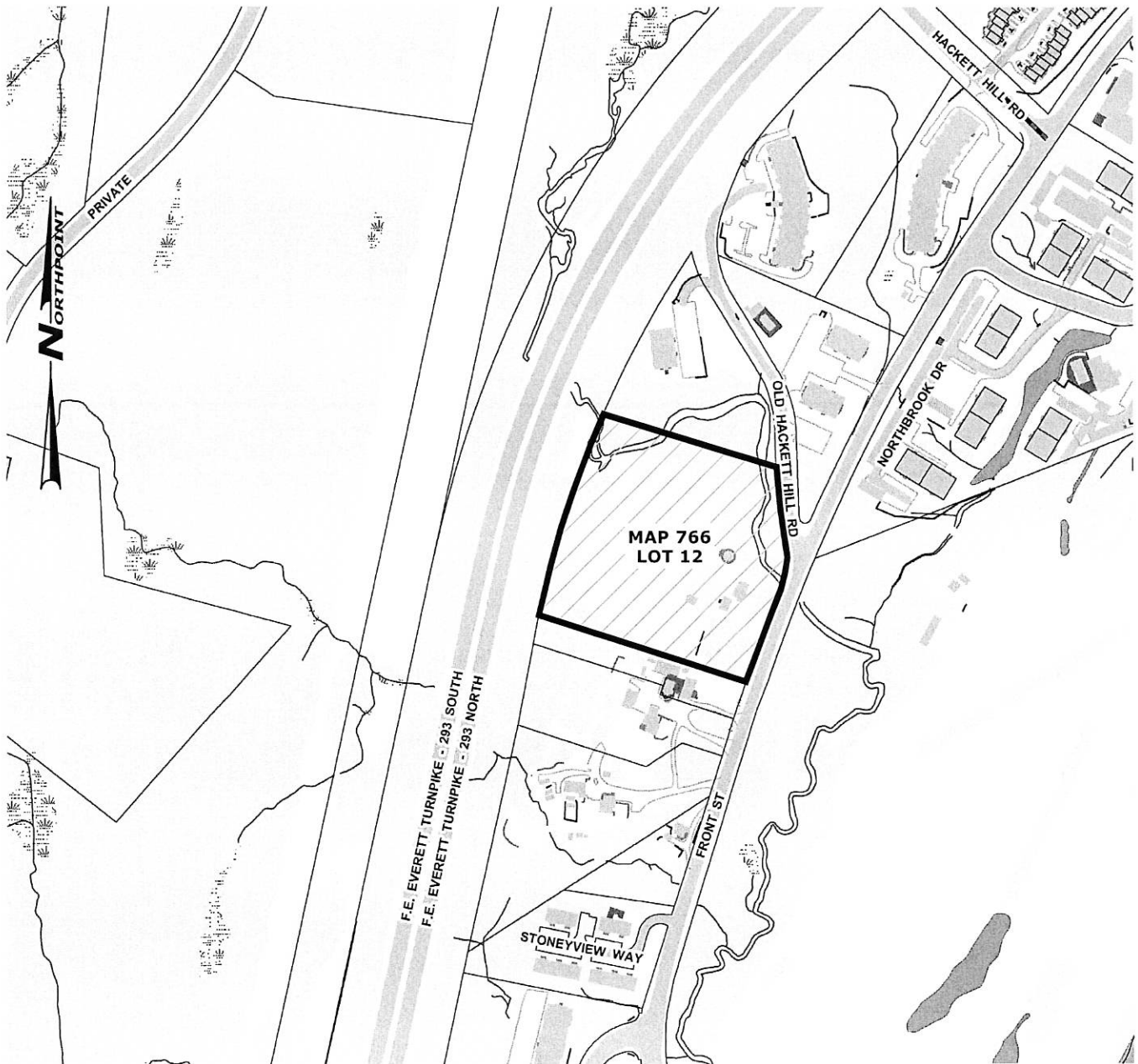


EXHIBIT B

CITY GIS LAND MAP EXHIBIT

PREPARED FOR:

TAX MAP 766 - LOT 12

1824 FRONT STREET
MANCHESTER, NH



119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=400'

DATE: JAN. 2021

PROJ: 20093

SHEET: 1 OF 1

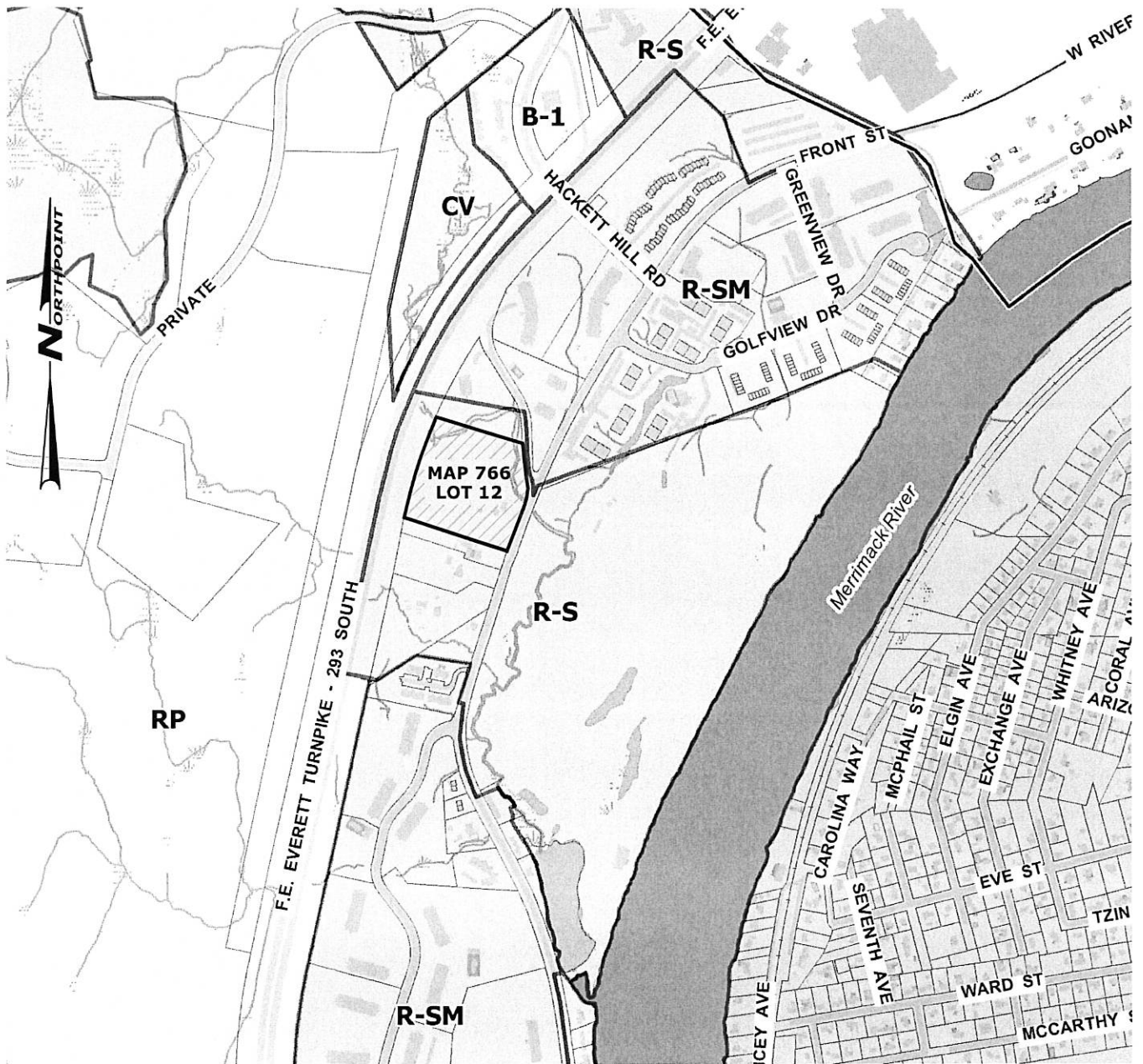


EXHIBIT C

CITY GIS ZONING MAP EXHIBIT

PREPARED FOR:

TAX MAP 766 - LOT 12

**1824 FRONT STREET
MANCHESTER, NH**



**NORTHPOINT
ENGINEERING, LLC**

Civil Engineering / Land Planning / Construction Services

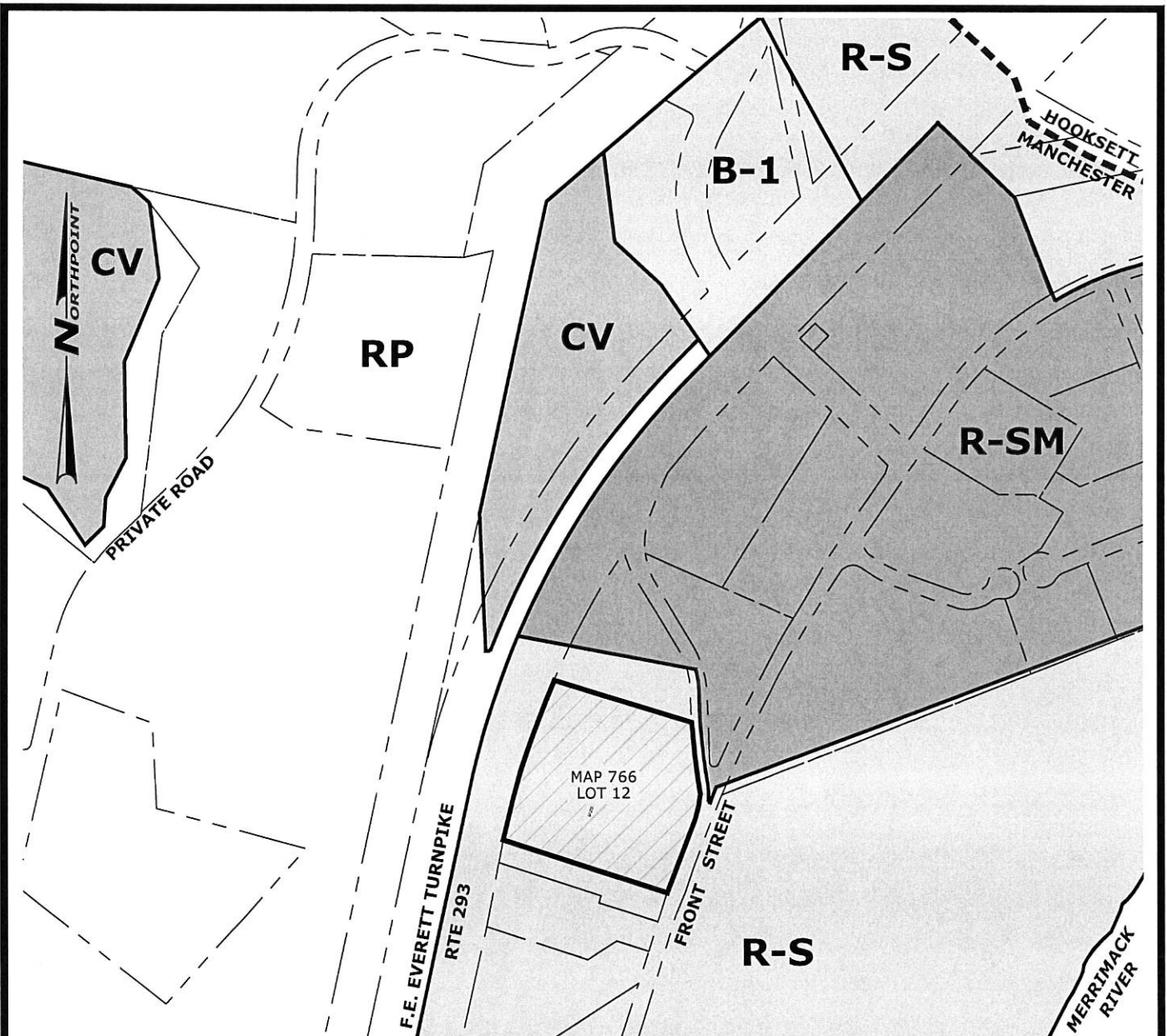
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=800'

DATE: JAN. 2021

PROJ: 20093

SHEET: 1 OF 1








-  MANCHESTER RESIDENTIAL-SUBURBAN DISTRICT - LOW DENSITY (R-S)
-  MANCHESTER RESIDENTIAL-SUBURBAN MULTIFAMILY DISTRICT (R-SM)
-  MANCHESTER RESIDENTIAL-RESEARCH PARK (RP)
-  MANCHESTER RESIDENTIAL-NEIGHBORHOOD BUSINESS (B-1)
-  MANCHESTER CONSERVATION DISTRICT (CV)

EXHIBIT D

EXISTING ZONING EXHIBIT

PREPARED FOR:

TAX MAP 766 - LOT 12

**1824 FRONT STREET
MANCHESTER, NH**



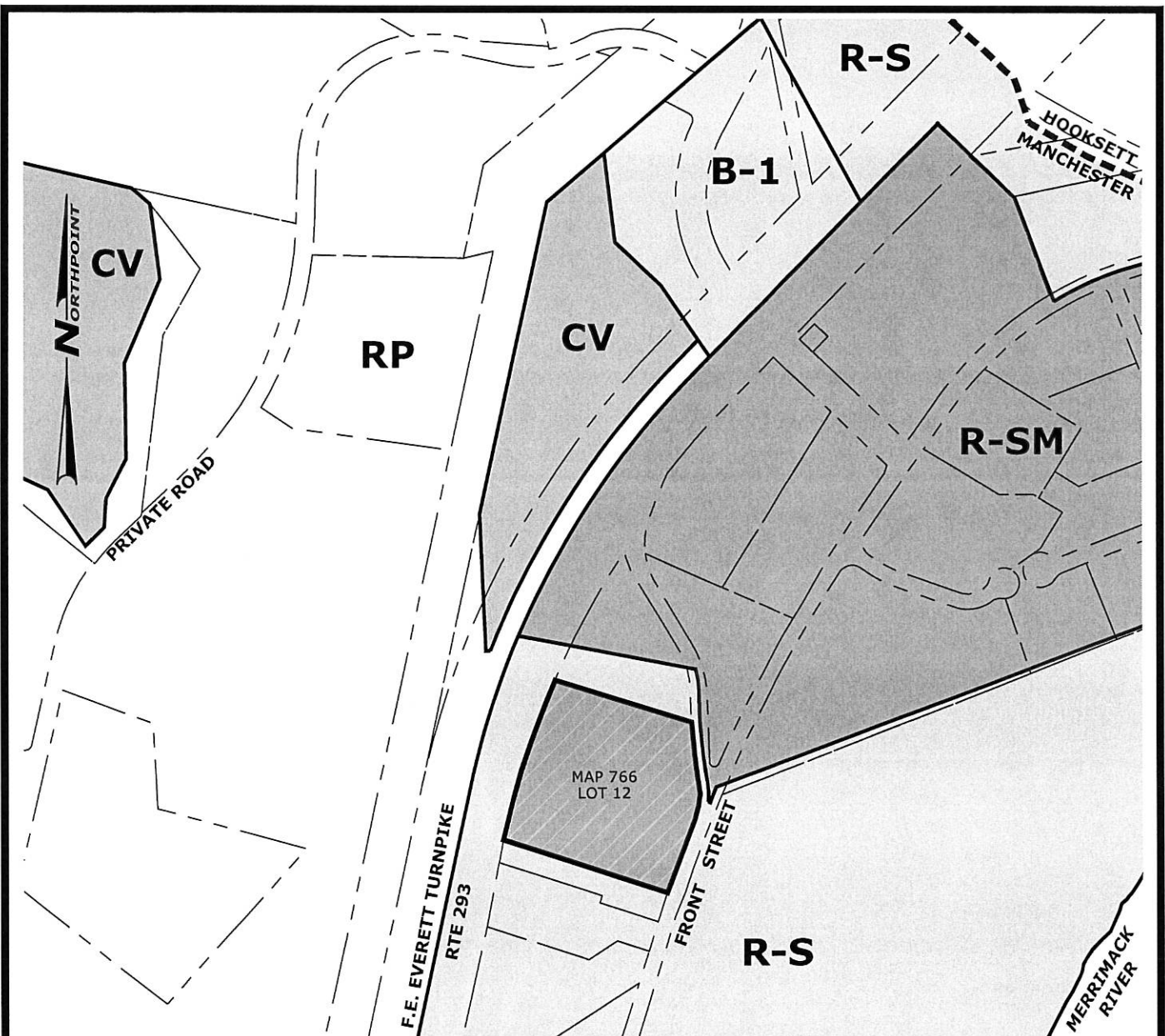
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=500'

DATE: JAN. 2021

PROJ: 20093

SHEET: 1 OF 1








-  MANCHESTER RESIDENTIAL-SUBURBAN DISTRICT - LOW DENSITY (R-S)
-  MANCHESTER RESIDENTIAL-SUBURBAN MULTIFAMILY DISTRICT (R-SM)
-  MANCHESTER RESIDENTIAL-RESEARCH PARK (RP)
-  MANCHESTER RESIDENTIAL-NEIGHBORHOOD BUSINESS (B-1)
-  MANCHESTER CONSERVATION DISTRICT (CV)

EXHIBIT E

PROPOSED ZONING MAP EXHIBIT

PREPARED FOR:

TAX MAP 766 - LOT 12

1824 FRONT STREET

MANCHESTER, NH



**NORTHPOINT
ENGINEERING, LLC**

Civil Engineering / Land Planning / Construction Services

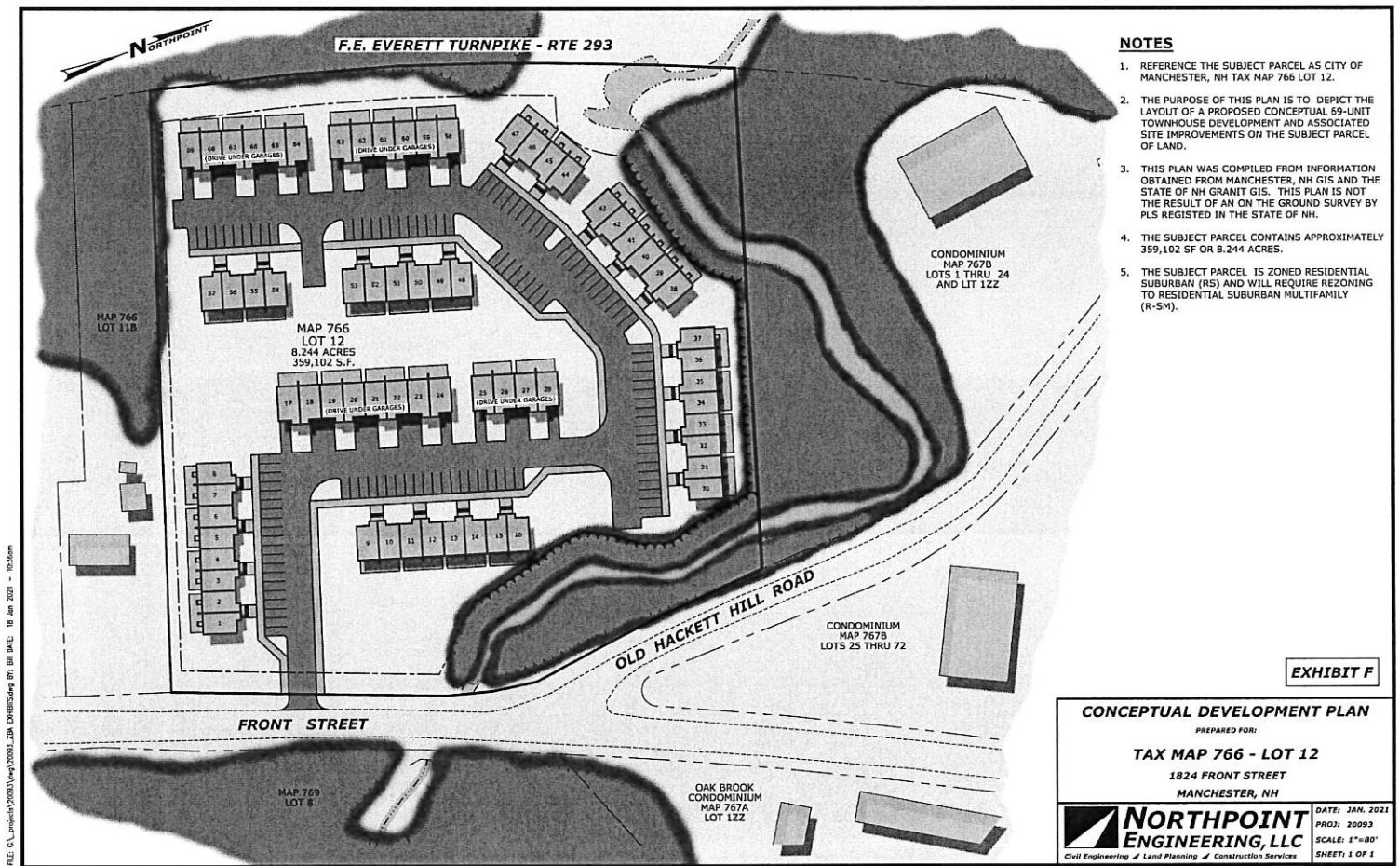
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=500'

DATE: JAN. 2021

PROJ: 20093

SHEET: 1 OF 1





CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director - Building Regulations

March 26, 2021

Matthew Normand, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: *Technical Report, Rezoning Petition, 1824 Front Street*

Dear Mr. Normand:

Consistent with the Board of Mayor and Aldermen's policy on rezoning requests, this report is provided in consideration of an application submitted by Northpoint Engineering, LLC, on behalf of William Socha. The request involves a parcel of privately owned land at 1824 Front Street, known as Tax Map 766, Lot 12. Currently the parcel is zoned R-S (Residential Suburban) and contains a single family dwelling unit. The request is to rezone the parcel to R-SM (Residential Suburban Multi-Family).

The subject parcel contains approximately 8 acres and is located on the west side of Front Street (NH Route 3A), at the intersection of Old Hackett Hill Road. The four parcels to the north of the subject parcel and up to Hackett Hill Road are all zoned R-SM and all contain multi-family garden style condominiums and apartments. The parcel immediately south of the subject parcel contains a single family dwelling unit. The F. E. Everett Turnpike (I-293) is located immediately west of the parcel and the Intervale Country Club is located to the east, across Front Street.

Per the applicant's submission, there are only 4 remaining single family houses along this one-mile stretch of Front Street. There are two duplexes and the remaining parcels are all multi-family units.

According to the information provided by the applicant's rezoning petition, it is their intent to develop the parcel with attached townhouse units, similar to several other projects that the applicant has developed throughout Manchester. The petitioner has provided an estimate of 70 units that would be allowed on this parcel under the R-SM guidelines.

Past Zoning:

In 2012, the BMA granted a similar rezoning request by the same petitioner for a smaller parcel (Tax Map 766, Lot 9). At that time, the estimate was for approximately 27 townhouse units. Ultimately, 20 units were constructed.

Conformance with the Master Plan:

The Master Plan as adopted by the Planning Board and endorsed by the Board of Mayor and Aldermen in 2009 promotes the inclusion of the entire west side of Front Street, including the petitioner's parcel, into the R-SM zoning district. The current draft of the 2020 Master Plan also supports a higher density of housing for this area.

Impact on City Services/Infrastructure:

Currently there is both water and sewer services along Front Street and no public expenditures would be necessary for any proposed development. NH Route 3A provides direct access to this parcel, so no other neighboring streets would be impacted. The City should expect a nominal increase in public school children and a nominal increase in emergency services. That increase would be off-set by the School and Fire Impact Fees that the applicant will be required to pay for the development. There is a small stream along the northerly and easterly sides of the property and setbacks would need to be maintained.

Technical Compliance with Article 16 of the Zoning Ordinance:

From a technical perspective, the petitioner has provided the necessary documentation and the request may now be forwarded to the Board of Mayor and Aldermen for their review and consideration at a public hearing. The City Solicitor has been copied with the petitioner's request. Also, the Planning Board has discussed the request with staff and will be providing a separate letter in support of the rezoning request.

Mapping Consideration:

Although the petitioner has limited their request to the entirety of the property at 1824 Front Street, (Option 1 map), staff would like to note a zone line discrepancy. Should the Aldermen determine that the rezoning request is reasonable, staff would recommend that the Option 2 map be considered, which would eliminate an unintended consequence of a sliver of R-S zoned land remaining across the multi-family property to the north. While staff would be supportive of rezoning the remaining parcels on the west side of Front Street from R-S to R-SM, we do not believe those property owners would be supportive at this time.

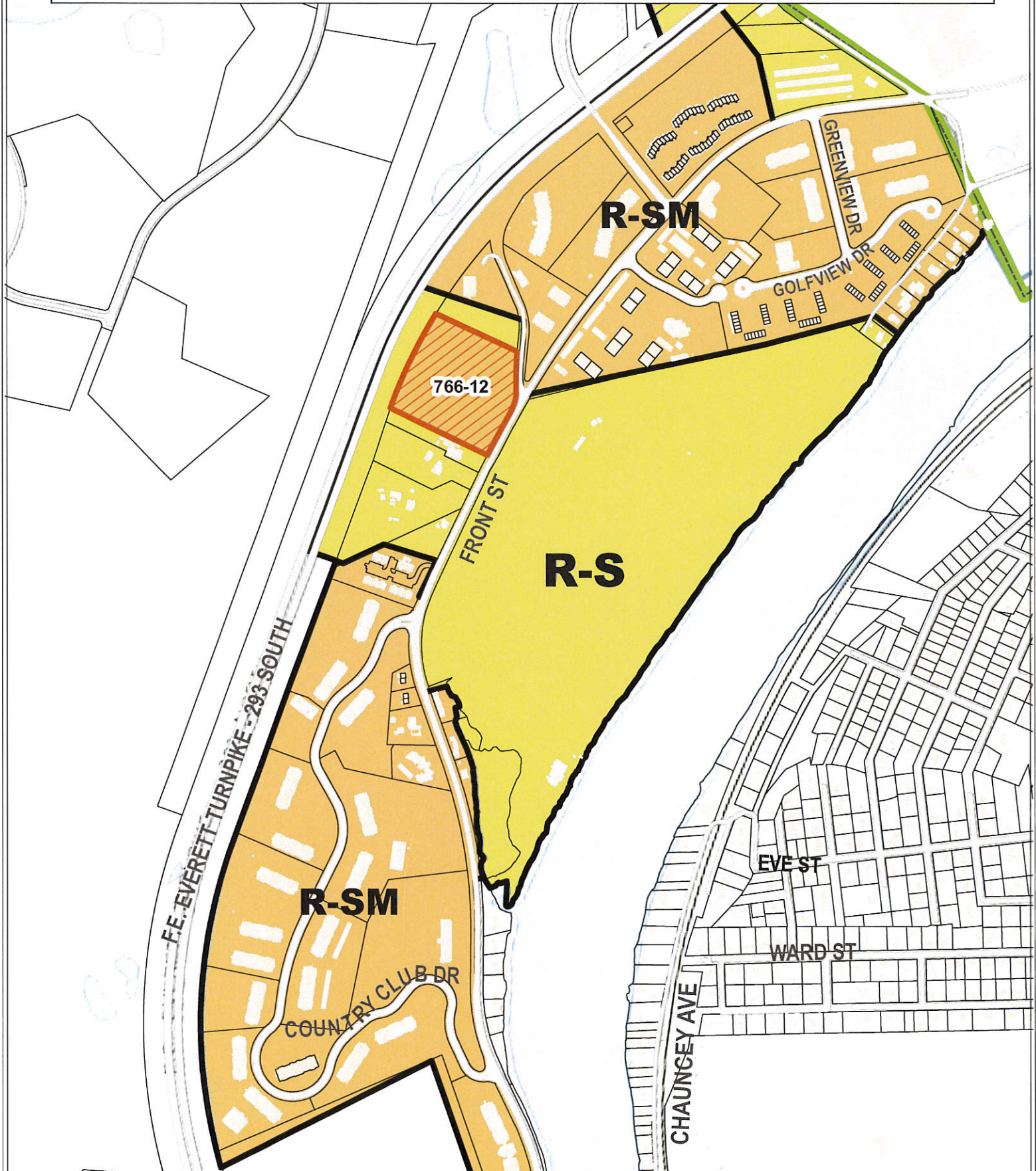
Respectively submitted,



Pamela H. Goucher, AICP
Deputy Director, Planning & Zoning

Copy: Planning Board
Office of the City Solicitor

Option 1: Applicant Request - Rezoning 1824 Front Street



Subject Lot

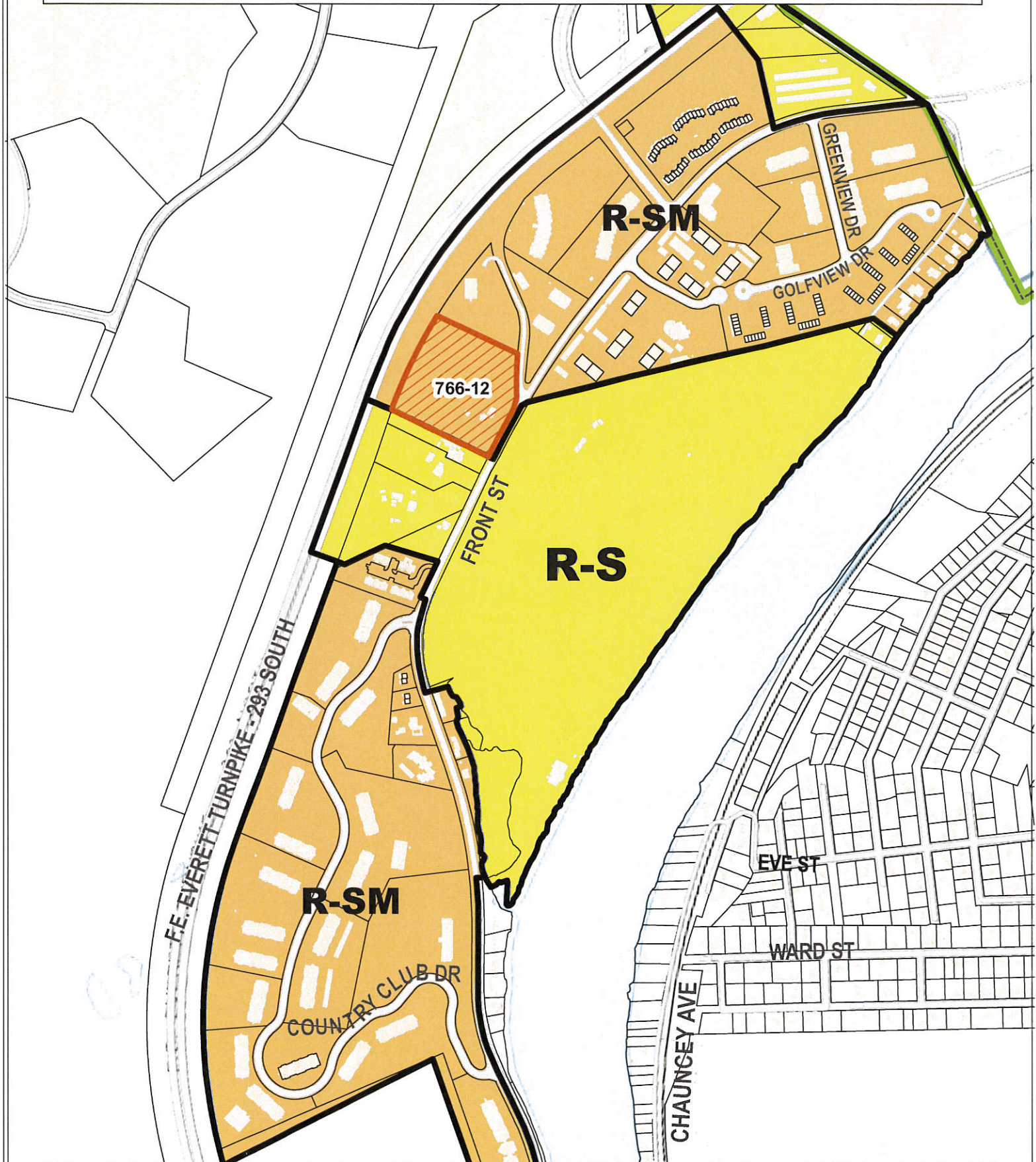
**Residential Suburban
(RS)**

**Residential
Suburban Multifamily
(R-SM)**



700 350 0 Ft 5.20

Option 2: Suggested Rezoning Including 1824 Front Street



**Residential Suburban
(RS)**

**Residential
Suburban Multifamily
(R-SM)**



700 350 0 Ft 5.21



City of Manchester Planning Board
c/o City of Manchester Planning & Community Development Dept.
One City Hall Plaza
Manchester, New Hampshire 03101
603-624-6450
Fax (603-624-6529)

March 26, 2021

Honorable Board of Mayor & Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Subject: Rezoning petition, 1824 Front Street

Honorable Mayor & Aldermen:

At a recent meeting of the Planning Board, the Planning Staff and Board reviewed a request from Will Socha to rezone a 7-acre parcel at 1824 Front Street. The request by the applicant would place Tax Map 766, Lot 12 into the R-SM zoning district rather than the current R-S zoning district. The area proposed for rezoning lies to the south of a much larger area of Manchester zoned R-SM, which is comprised of multi-family townhouses and garden style apartments.

The existing Master Plan and the soon-to-be adopted new Master Plan encourage higher density zoning to encourage more housing. As a Board, we feel this request is reasonable and would offer our support of the request.

Sincerely,

Daniel LeClerc, Chairman
Manchester Planning Board

copy: Manchester City Clerk

City of Manchester *New Hampshire*

In the year Two Thousand and Twenty One

AN ORDINANCE

“Amending the Zoning Ordinance of the City of Manchester by extending the Residential Multifamily District (R-SM) into an area currently zoned Residential Suburban – Low Density District (R-S), to include one parcel of land abutting Front Street, Old Hackett Hill Road and the F. E. Everett Turnpike and known as Tax Map 766, Lot 12. The parcel is currently zoned R-S and the petition would amend the zoning map from R-S to R-SM.”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester as follows:

SECTION I. Amending the Zoning Ordinance of the City of Manchester by extending the Residential Multifamily District (R-SM) into an area currently zoned Residential Suburban – Low Density District (R-S), to include one parcel of land abutting Front Street, Old Hackett Hill Road and the F. E. Everett Turnpike and known as Tax Map 766, Lot 12, and being more particularly bounded and described as follows:

Commencing at a point in the northwest corner of the property, at the corner of the F.E. Everett Turnpike and Map 767B, Lots 1 thru 24, thence;

Southeasterly a distance of 441.76 feet more or less along the southerly property line of Map 767B, Lots 1 thru 24, thence;

Southeasterly a distance of 227 feet more or less along the westerly line of Old Hackett Hill Road, thence;

Southwesterly a distance of 340 feet more or less along the westerly line of Front Street (NH Route 3A), thence;

Westerly a distance of 553.39 feet more or less along the southerly property line of Map 766, Lot 12, thence;

Northerly a distance of 549.91 more or less along the westerly property line of Map 766, Lot 12, to the point of beginning.

Said parcel consists of 8.2 acres of land more or less.

SECTION II: Resolve, this ordinance shall take effect upon passage.